

## **2013 DRAFTING REQUEST**

### **Bill**

Received: <b>4/4/2013</b>	Received By: <b>mshovers</b>
Wanted: <b>As time permits</b>	Same as LRB:
For: <b>Chad Weininger (608) 266-5840</b>	By/Representing: <b>Kirsten</b>
May Contact:	Drafter: <b>mshovers</b>
Subject: <b>Local Gov't - tax incr financing</b>	Addl. Drafters:
	Extra Copies: <b>EVM</b>

Submit via email: **YES**  
 Requester's email: **Rep.Weininger@legis.wisconsin.gov**  
 Carbon copy (CC) to: **chad.weininger@legis.wisconsin.gov**

---

### **Pre Topic:**

No specific pre topic given

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### **Topic:**

Require municipalities to approve a budget or hold a budget hearing on a tax incremental district (TID)

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### **Instructions:**

See attached. Require a muni to annually either approve a budget for each of its TIDs or hold a public hearing on the budget of each of its TIDs. Based on LRB -1349/1, with attached changes. Include a "grading" system.

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/?	mshovers 4/5/2013	scalvin 4/9/2013	rschluet 4/9/2013	_____			
/P1	mshovers 6/26/2013			_____	sbasford 4/9/2013		Local

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/P4	mshovers 10/24/2013	scalvin 10/7/2013	rschluet 10/7/2013	_____	lparisi 10/7/2013		Local
/P5	emueller 11/5/2013	scalvin 10/24/2013	jmurphy 10/24/2013	_____	lparisi 10/24/2013		Local
/1		scalvin 11/5/2013	rschluet 11/5/2013	_____	srose 11/5/2013	srose 11/5/2013	Local

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<END>

→ A+ Intro.

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/P5		scalvin 10/24/2013	jmurphy 10/24/2013	_____	lparisi 10/24/2013		Local

/1 EUM  
11/5/13

/1 sac

FE Sent For:

11/05/2013

<END>

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1/P4 MES 10/4/13  
FE Sent For:

1/P4 sac  
10/04/2013

1/P4 sac  
10/07/2013  
<END>

Typed  
Jm 10/24

Proofed  
Jm+PS  
10/24

1/P5 sac  
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1/P5 MES 10/24/13

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Subject:	<b>Local Gov't - tax incr financing</b>	Addl. Drafters:	
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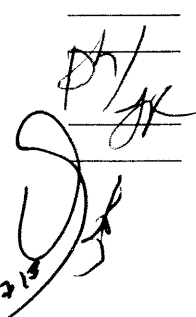
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1P3 MES 9/16/13

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1/P2 MES 6/26/13 *gm* *6/27*

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Vers.	Drafted	Reviewed	Typed	Proofed	Submitted	Jacketed	Required
1/?	mshovers	1/PI sac 04/08/2013	4/5/13				
FE Sent For:							

<END>

**Shovers, Marc**

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**From:** Seeman, Kirsten  
**Sent:** Wednesday, March 27, 2013 1:50 PM  
**To:** Shovers, Marc  
**Subject:** RE: LRB - 1349/1

Sorry about that, Marc. Some confusion over who was going to send you the drafting instructions.

For LRB-1349/1 (which includes LRB-1347) we would like to add a grading system with general instructions that the actual make-up of the system is up to the Department of Revenue to determine, but should include an element that measures performance in relation to the projections of the project plan and one element that measures performance in relation to other TIDs of the same "age."

We would also like to change the month the annual reports are due to July 1 instead of May 1.

As for the applicability, we would like the language from LRB-1349, which would mean the applicability is from December 31, 2013 forward.

*based on info DOR has already*

Please let me know if you have any questions, and thank you,

Kirsten Seeman  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-1184 / [kirsten.seeman@legis.wisconsin.gov](mailto:kirsten.seeman@legis.wisconsin.gov)

---

**From:** Shovers, Marc  
**Sent:** Tuesday, March 26, 2013 11:49 AM  
**To:** Seeman, Kirsten  
**Subject:** RE: LRB - 1349/1

Hi Kirsten:

I haven't heard from Scott since I sent him the bills, LRB -1347 and -1349, so I haven't done anything more with them. Is Rep. Weininger still planning on making additions to LRB - 1349? The only issue I had is the initial applicability provision, but I thought your plan was to make some other additions. Please let me know how you'd like me to proceed. Thanks.

Marc

Marc Shovers  
Managing Attorney  
Legislative Reference Bureau  
608-266-0129  
[marc.shovers@legis.wisconsin.gov](mailto:marc.shovers@legis.wisconsin.gov)

---

**From:** Seeman, Kirsten  
**Sent:** Tuesday, March 26, 2013 11:09 AM

**To:** Shovers, Marc  
**Subject:** LRB - 1349/1

Hi, Marc:

Just wanted to check and see where we were with the re-draft and changes – I believe you would have been working with Scott Grosz on some of the changes.

Thanks!

Kirsten Seeman  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-1184 / [kirsten.seeman@legis.wisconsin.gov](mailto:kirsten.seeman@legis.wisconsin.gov)

do as a  
P - draft

self-grade by city project plan  
grade TIFs vs their own plan -  
ie. how is it doing? on track to pay  
costs, getting return

data - increment info

2) state-wide "age" grade;

grade a TID vs average of all other  
TIFs since TID law was created  
are they making up the increment? paying  
back project costs

A grade - performing well vs proj. plan &  
age statewide

B grade perf. well in both

C perf are in both

D failing in one; Ave in other

F failing in both

# "RESEARCH APPENDIX"

... Drafting History Reproduction Request Form ...

 DRAFTING ATTORNEYS: PLEASE COMPLETE THIS FORM AND GIVE TO MIKE BARMAN

(Request Made By: MES) (Date: 4/4/13)

## Note:

**BOTH DRAFTS SHOULD HAVE THE SAME "REQUESTOR"**


(exception: companion bills)




☐  Please transfer the drafting file for  
2011 LRB (For: Rep. / Sen. \_\_\_\_\_)

to the drafting file for  
2013 LRB (For: Rep. / Sen. \_\_\_\_\_)

-----OR-----

☐  Please copy the drafting file for  
2013 LRB -1349 / 1 (include the version) (For: Rep. / Sen. Weininger)

and place it in the drafting file for  
2013 LRB -2083 (For: Rep. / Sen. Weininger)

 Are These "Companion Bills" ?? ... Yes ☒ No

If yes, who in the initial requestor's office authorized the copy/transfer of the drafting history  
("guts") from the original file: \_\_\_\_\_



State of Wisconsin  
2013 - 2014 LEGISLATURE

2083/PI  
LRB-13494  
MES:sac:pb  
RMNR  
Stays  
RMNR

2013 BILL

SOON

gen

department of revenue  
to evaluate  
a tax incremental  
district's performance

- 1 AN ACT *to renumber and amend* 60.85 (8) (c); *to amend* 66.0602 (3) (dm) and  
2 66.1105 (6m) (c); and *to create* 60.85 (8) (c) 2. of the statutes; **relating to:**  
3 disseminating information about a tax incremental district's annual budget  
4 and value increment, *requiring a political subdivision and then* and increasing the amount that a political subdivision  
5 may add to its levy limit upon the dissolution of a tax incremental financing  
6 district.

*Analysis by the Legislative Reference Bureau*

INS  
ANL-1

Generally, under current law, and subject to a number of exceptions, a city, village, town, or county (political subdivision) may not increase its levy by a percentage that exceeds its "valuation factor," which is defined as the greater of either 0 percent or the percentage change in the political subdivision's equalized value due to new construction, less improvements removed. The base amount of a political subdivision's levy, on which the levy limit is imposed, is the actual levy for the immediately preceding year.

Under one of the current law exceptions, if ~~the Department of Revenue~~ DOR does not certify a value increment for a ~~tax incremental district~~ TID as a result of the district's termination, the levy limit otherwise applicable to the political subdivision is increased by a certain amount.

~~Also under current law, once a TID has been created, DOR calculates the "tax incremental base" value of the TID, which is the equalized value of all taxable~~

## BILL

pdg off a TID's project costs  
that are incurred by the political

property within the TID at the time of its creation. If the development in the TID increases the value of the property in the TID above the base value, a "value increment" is created. ~~That portion of taxes collected on the value increment in excess of the base value is called a "tax increment."~~ *Tax increments are used to*

Under the current law exception to the levy limit relating to DOR not certifying a value increment for a TID that is terminated, the allowable increase is an amount equal to the political subdivision's maximum allowable levy for the preceding year, multiplied by a percentage equal to 50 percent of the amount determined by dividing the terminated TID's value increment by the political subdivision's equalized value, as determined by DOR. This bill increases the percentage from 50 percent to 80 percent.

Also under current law, a political subdivision must annually prepare and make available to the public updated reports describing the status of each TID that exists in the political subdivision. Under this bill, the report must describe the financial status of each existing TID, including an itemized list of prior expenditures made for the TID and revenues received by the TID, as well as anticipated future TID-related expenditures and revenues.

For further information see the *local* fiscal estimate, which will be printed as an appendix to this bill.

INS  
AM  
B

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

1 SECTION 1. 60.85 (8) (c) of the statutes is renumbered 60.85 (8) (c) 1. and  
2 amended to read:

3 60.85 (8) (c) 1. The town shall prepare and make available to the public updated  
4 annual reports describing the status of each existing tax incremental district,  
5 including expenditures and revenues. The town shall send a copy of the report to  
6 each overlying district by ~~May~~<sup>July</sup> 1 annually. Except as provided in subd. 2., the report  
7 shall also contain the most recent annual budget for each existing tax incremental  
8 district and an explanation of each district's value increment and how the value  
9 increment affects property taxes in the district.

10 SECTION 2. 60.85 (8) (c) 2. of the statutes is created to read:

11 60.85 (8) (c) 2. A town may decline to include in its report the most recent  
12 annual budget and the value increment explanation described in subd. 1., except

INS  
2-9

## BILL

1 that if it does not include the budget the town shall hold a public hearing at which  
2 each such budget and the value increment explanation is discussed.

INS 3-2  
3 → **SECTION 3.** 66.0602 (3) (dm) of the statutes is amended to read:

4 66.0602 (3) (dm) If the department of revenue does not certify a value  
5 increment for a tax incremental district for the current year as a result of the  
6 district's termination, the levy increase limit otherwise applicable under this section  
7 in the current year to the political subdivision in which the district is located is  
8 increased by an amount equal to the political subdivision's maximum allowable levy  
9 for the immediately preceding year, multiplied by a percentage equal to ~~50~~ 80 percent  
10 of the amount determined by dividing the value increment of the terminated tax  
11 incremental district, calculated for the previous year, by the political subdivision's  
12 equalized value for the previous year, all as determined by the department of  
13 revenue.

14 **SECTION 4.** 66.1105 (6m) (c) of the statutes is amended to read:

15 66.1105 (6m) (c) The city shall prepare and make available to the public  
16 updated annual reports describing the financial status of each existing tax  
17 incremental district, including an itemized list of expenditures paid and revenues  
18 received in prior years, and anticipated expenditures to be paid, and revenues to be  
19 received, in future years. The city shall send a copy of the report to each overlying  
(20) district by ~~May~~ <sup>July</sup> 1 annually and shall present the report to the common council at a  
21 open meeting.

INS 3-2  
22 → **SECTION 5. Initial applicability.**

23 (1) The treatment of section 66.0602 (3) (dm) of the statutes first applies to a  
24 levy that is imposed in December 2013. # (2)

25 (END)



State of Wisconsin  
2013 - 2014 LEGISLATURE



LRB-1831/1

MES:kjf:ph

2013 ASSEMBLY BILL 129

INS  
ANCL-1  
P.1002

April 4, 2013 - Introduced by Representatives SPIROS and WRIGHT, cosponsored by Senator PETROWSKI. Referred to Committee on State and Local Finance.

1 AN ACT *to amend* 66.1105 (4) (h) 2.; and *to create* 66.1105 (4) (h) 10., 66.1105  
2 (6) (a) 11. and 66.1105 (6) (am) 2. f. of the statutes; ~~relating to:~~ increasing the  
3 allowable number of project plan amendments, and lengthening the time  
4 during which tax increments may be allocated and expenditures for project  
5 costs may be made, for Tax Incremental District Number 3 in the city of  
6 Wausau.

*Analysis by the Legislative Reference Bureau*

Under the current tax incremental financing program, a city or village may create a tax incremental district (TID) in part of its territory to foster development if at least 50 percent of the area to be included in the TID is blighted, in need of rehabilitation or conservation, suitable for industrial sites, or suitable for mixed-use development. Currently, towns and counties also have a limited ability to create a TID under certain circumstances. Before a city or village may create a TID, several steps and plans are required. These steps and plans include public hearings on the proposed TID within specified time frames, preparation and adoption by the local planning commission of a proposed project plan for the TID, approval of the proposed project plan by the common council or village board, approval of the city's or village's proposed TID by a joint review board that consists of members who represent the overlying taxation districts, and adoption of a resolution by the common council or village board that creates the TID as of a date provided in the resolution.

continues  
→

## ASSEMBLY BILL 129

INS  
ANL-1  
P.2012

Also under current law, once a TID has been created, the Department of Revenue (DOR) calculates the "tax incremental base" value of the TID, which is the equalized value of all taxable property within the TID at the time of its creation. If the development in the TID increases the value of the property in the TID above the base value, a "value increment" is created. That portion of taxes collected on the value increment in excess of the base value is called a "tax increment." The tax increment is placed in a special fund that may be used only to pay back the project costs of the TID.

The project costs of a TID, which are initially incurred by the creating city or village, include public works such as sewers, streets, and lighting systems; financing costs; site preparation costs; and professional service costs. DOR authorizes the allocation of the tax increments until the TID terminates or, generally, 20 years, 23 years, or 27 years after the TID is created, depending on the type of TID and the year in which it was created. Also under current law, a city or village may not generally make expenditures for project costs later than five years before the unextended termination date of the TID. Under certain circumstances, the life of the TID, the expenditure period, and the allocation period may be extended.

~~Generally under current law a local planning commission may amend the project plan of a TID, by adding or subtracting territory from the district, not more than four times during the TID's existence.~~

~~Under this bill, with regard to TID number 3 in the city of Wausau, the local planning commission may amend the project plan of the TID not more than five times, expenditures for project costs may be made for up to 37 years after the TID was created, and DOR may allocate tax increments for up to 37 years after the TID's creation.~~

~~For further information see the *local* fiscal estimate, which will be printed as an appendix to this bill.~~

***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

1        **SECTION 1.** 66.1105 (4) (h) 2. of the statutes is amended to read:

2        66.1105 (4) (h) 2. Except as provided in subds. 4., 5., 7., 8., and 9., and 10., the  
3        planning commission may adopt an amendment to a project plan under subd. 1. to  
4        modify the district's boundaries, not more than 4 times during the district's  
5        existence, by subtracting territory from the district in a way that does not remove  
6        contiguity from the district or by adding territory to the district that is contiguous  
7        to the district and that is served by public works or improvements that were created

**2013-2014 DRAFTING INSERT**  
**FROM THE**  
**LEGISLATIVE REFERENCE BUREAU**

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INS ANL -B

¶ Also under the bill, the annual report that a political subdivision must prepare must also include an assessment of the district's performance compared to the goals of the district contained in its project plan, including amendments to the project plan.

Beginning in 2014, the bill also requires DOR to create and distribute annually to the political subdivision a report card for each TID that is the subject of an annual report. The report card must evaluate the TID in 2 areas, and the political subdivision must make the report card available to the public.

First, DOR must make its own evaluation of the political subdivision's assessment of the TID's performance compared to the goals in its project plan.

Second, DOR must compare the TID at its current age, based on its creation date, to the statewide average of all other TIDs ever created, at that same age, based on at least 2 factors: tax increments generated, and the percentage of projects costs that have been paid off (performance factors). DOR is authorized to use other factors of its choosing for this second area of evaluation.

Based on a TID's performance in these 2 areas, the bill requires DOR to issue a report card with a grade of A, B, C, D, or F. If the TID performs substantially better than its goals in its project plan, and substantially better than the statewide average of performance factors, the TID earns an "A." If the TID is substantially better in one area, and average in the other area, it earns a "B." If the TID is average in both areas, it earns a "C." If the TID is average in one area, and below average in the other area, it earns a "D." If the TID is below average in both areas, it earns an "F."

INS ~~2-9~~ 3-2

**SECTION 1.** 60.85 (8) (d) of the statutes is created to read:

60.85 (8) (d) In the annual report described under par. (c), the town shall also include an assessment of each existing tax incremental district's performance. The assessment shall compare a district's current status to the goals for the district as specified in the project plan approved by the town board. This assessment shall be completed by the town on a form created and distributed by the department of revenue.

**SECTION 2.** 60.85 (8) (e) of the statutes is created to read:

60.85 (8) (e) Annually, beginning in 2014, the department of revenue shall prepare a report card for each tax incremental district for which the town prepares

a report described under par. (c). The report card shall evaluate each tax incremental district in the following areas, using a grading system described in par. (f):

1. Using the town's assessment under par. (d), the department shall conduct its own evaluation of how well the district is currently performing compared to the benchmark goals for the district that are specified in its approved project plan.

2. The department shall compare the district's performance to the benchmark statewide average performance of all other tax incremental districts of the same age that have been created under this section and under ch. 66. The age of a district shall be calculated based on its creation date. The factors the department shall use in evaluating a district's performance shall be determined by the department, and shall include at least all of the following:

a. The amount of tax increments that are generated by the district at its current age compared to the statewide average amount of tax increments generated by other districts at the same age.

b. The percentage of the district's project costs which have been paid off compared to the statewide average of the percentage of project costs that have been paid off by other districts at the same age.

**SECTION 3.** 60.85 (8) (f) of the statutes is created to read:

60.85 (8) (f) The department shall issue a report card as described in par. (e), which it shall forward to the town board. The report card shall contain the department's explanation of the methods and data it used to evaluate a tax incremental district. The town board shall make the report card and the department's explanation available to members of the public. The department shall award a tax incremental district one of the following grades on its report card:

\* 1. An "A" if the district's performance under par. (e) 1. is substantially better than its benchmark goals in the project plan, and the district's performance under par. (e) 2. is substantially better than the benchmark statewide average as described in par. (e) 2.

\* 2. A "B" if the district's performance in one of the categories described in subd. (f) 1. is substantially better than its benchmark, and at least average in comparison to the other benchmark.

3. A "C" if the district's performance in both of the categories described in par. (e) is average in comparison to the benchmarks.

\* 4. A "D" if the district's performance in one of the categories described in subd. (f) 1. is at least average compared to its benchmark, and below average in comparison to the other benchmark.

5. An "F" if the district's performance in both of the categories described in par. (e) is below average in comparison to the benchmarks.

end of INS 2709 3-2

INS 3-21

**SECTION 4.** 66.1105 (6m) (d) of the statutes is created to read:

66.1105 (6m) (d) In the annual report described under par. (c), the city shall also include an assessment of each existing tax incremental district's performance. The assessment shall compare a district's current status to the goals for the district as specified in the project plan approved by the common council. This assessment shall be completed by the city on a form created and distributed by the department of revenue.

**SECTION 5.** 66.1105 (6m) (e) of the statutes is created to read:

66.1105 (6m) (e) Annually, beginning in 2014, the department of revenue shall prepare a report card for each tax incremental district for which the city prepares a report described under par. (c). The report card shall evaluate each tax incremental district in the following areas, using a grading system described in par. (f):

X 1. Using the city's assessment under par (d), the department shall conduct its own evaluation of how well the district is currently performing compared to the benchmark goals for the district that are specified in its approved project plan.

2. The department shall compare the district's performance to the benchmark statewide average performance of all other tax incremental districts of the same age that have been created under this chapter and s. 60.85. The age of a district shall be calculated based on its creation date. The factors the department shall use in evaluating a district's performance shall be determined by the department, and shall include at least all of the following:

a. The amount of tax increments that are generated by the district at its current age compared to the statewide average amount of tax increments generated by other districts at the same age.

b. The percentage of the district's project costs which have been paid off compared to the statewide average of the percentage of project costs that have been paid off by other districts at the same age.

**SECTION 6.** 66.1105 (6m) (f) of the statutes is created to read:

X 66.1105 (6m) (f) The department shall issue a report card as described in par. (e), which it shall forward to the common council. The report card shall contain the department's explanation of the methods and data it used to evaluate a tax incremental district. The common council shall make the report card and the

department's explanation available to members of the public. The department shall award a tax incremental district one of the following grades on its report card:

\* 1. An "A" if the district's performance under par. (e) 1. is substantially better than its benchmark goals in the project plan, and the district's performance under par. (e) 2. is substantially better than the benchmark statewide average as described in par. (e) 2.

\* 2. A "B" if the district's performance in one of the categories described in subd. (f) 1. is substantially better than its benchmark, and at least average in comparison to the other benchmark.

3. A "C" if the district's performance in both of the categories described in par. (e) is average in comparison to the benchmarks.

\* 4. A "D" if the district's performance in one of the categories described in subd. (f) 1. is at least average compared to its benchmark, and below average in comparison to the other benchmark.

5. An "F" if the district's performance in both of the categories described in par. (e) is below average in comparison to the benchmarks.

## Shovers, Marc

**From:** Shovers, Marc  
**Sent:** Friday, May 31, 2013 3:59 PM  
**To:** Reader, Kirsten  
**Subject:** RE: TIF bills

Hi Kirsten:

I'm caught up on budget amendments for the moment and have started working on the next version of LRB -2083. I have some comments and a couple of questions. You asked the following:

In LRB-2083/P1, to clarify, on page 6, line 9 – does this mean that 80% would then be able to be used for administrative costs as opposed to 50%?

The change from 50% to 80% doesn't really have anything to do with administrative costs . . . it just increases the amount that a unit of government may increase its levy limit if DOR fails to certify a value increment for a terminated TID. *OK*

I can adjust the grading system as you've proposed,

A = if actual expenditures and revenues are balanced

B = if actual expenditures and revenues are within up to 5% of balance

C = if actual expenditures and revenues are within up to 10% of balance

D = if actual expenditures and revenues are within up to 15% of balance

F = if actual expenditures and revenues are over 15% of balance

and I have not looked at any data (perhaps DOR could help assess this), but my guess is that almost all TIDs will receive an "F" grade for many years under this proposal. My understanding is that most of the project costs will come at the early stages of a TID's development, and the reason that TIDs exist for such a long period of time, and may receive tax increments for so many years, is because it takes a long time to pay back the city's project costs. If this is the case, my guess is that expenditures and revenues will be way more than 15% out of balance for many more than 8 years (the length of time you want to allow the use of projected revenues and expenses).

Also, am I interpreting your instructions correctly that you want to scrap the system under which DOR analyzes the city's data to determine the "grade", and just have the city's chief financial officer assess the grades under the new evaluation system? *Yes*

Your instructions state the following:

*white boxing*  
*to something to a building*  
Under LRB-2083/1, we would like to add development expenses as an eligible expense. This expense would be used for storefront recruitment or building build-out (should have anti-piracy provision).

*if man: hires a 3rd party to bring in business for the TIF*  
What exactly do you mean by "development expenses"? What is "storefront recruitment" and "building build-out"? How is this related to "anti-piracy provisions"? Could "development expenses" be covered by the current law definition of project costs, which includes "professional service costs" under s. 66.1105 (2) (f) 1. d.?

*applies to storefront recruitment development expenses*

challenged by DOA, and if they are found to not have a net gain in jobs, DOR can terminate the TID that the business moved to with the intention of creating more jobs.

4. The net gain in employment should be determined by a net gain of jobs in the development.
5. The time frame should be one year within development for net gains to be determined.
6. Again, just net gain in employment at the specific development.
7. Just net gain in the development, not the county.

#### Early TIF Closure and Transparency – LRB- 2083/P1

In LRB-2083/P1, to clarify, on page 6, line 9 – does this mean that 80% would then be able to be used for administrative costs as opposed to 50%?

Under LRB-2083/1, we would also like to ensure that each year there needs to be a public hearing where the TID's budget and the annual report with grade is presented to the municipal body.

Under LRB-2083/1, for the grade, we would like the grade to be changed to the financial officer of the municipality (or whoever is in charge of TIF) to assign a letter grade based on the economic health of the TID, to be included in the annual report (already in the bill). The grade should be based on the following:

A = if actual expenditures and revenues are balanced

B = if actual expenditures and revenues are within up to 5% of balance

C = if actual expenditures and revenues are within up to 10% of balance

D = if actual expenditures and revenues are within up to 15% of balance

F = if actual expenditures and revenues are over 15% of balance

For the first 8 years of the TID, a grade of B can be assigned if the projected revenues and expenses balance.

Under LRB-2083/1, we would like to add development expenses as an eligible expense. This expense would be used for storefront recruitment or building build-out (should have anti-piracy provision).

We would like to add to LRB-2083/1 that a municipality may exceed the 12% ratio by 3% if they maintain an average grade level of B or better among all of the municipalities TIDs and needs to be approved by the Joint Review Board (if they need to approve statutorily). They may only be eligible for exceeding 12% after 3 years of being at 12%.

Please let me know if there are further questions or concerns.

Thank you!

Kirsten Seeman  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-1184 / [kirsten.seeman@legis.wisconsin.gov](mailto:kirsten.seeman@legis.wisconsin.gov)

Thanks,

Marc

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**From:** Reader, Kirsten  
**Sent:** Wednesday, May 29, 2013 11:47 AM  
**To:** Shovers, Marc  
**Subject:** RE: TIF bills

Thanks, Marc!

Kirsten Reader  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-5840 / [Kirsten.Reader@legis.wisconsin.gov](mailto:Kirsten.Reader@legis.wisconsin.gov)

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**From:** Shovers, Marc  
**Sent:** Wednesday, May 29, 2013 11:37 AM  
**To:** Reader, Kirsten  
**Subject:** RE: TIF bills

I can try to get the bill out by next week but I really have no idea whether that is realistic. I just can't predict how many budget amendments I'll have to do. This time of year is really hard to make any concrete predictions because our workload is really out of our hands. Thanks for your patience.

Marc

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**From:** Reader, Kirsten  
**Sent:** Wednesday, May 29, 2013 11:32 AM  
**To:** Shovers, Marc  
**Subject:** RE: TIF bills

Okay. Do you have a timeline I can relay to the Representative?

Thanks,

Kirsten Reader  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-5840 / [Kirsten.Reader@legis.wisconsin.gov](mailto:Kirsten.Reader@legis.wisconsin.gov)

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**From:** Shovers, Marc  
**Sent:** Wednesday, May 29, 2013 11:32 AM  
**To:** Reader, Kirsten  
**Subject:** RE: TIF bills

Hi Kirsten:

I'll get to them as soon as I can, but I have to finish my budget amendments first. Thanks.

Marc

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**From:** Reader, Kirsten  
**Sent:** Wednesday, May 29, 2013 10:52 AM  
**To:** Shovers, Marc  
**Subject:** RE: TIF bills

Hi, Marc:

Rep. Weininger is wondering when he'll be able to see these draft changes?

Thanks!

Kirsten Reader  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-5840 / [Kirsten.Reader@legis.wisconsin.gov](mailto:Kirsten.Reader@legis.wisconsin.gov)

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**From:** Shovers, Marc  
**Sent:** Monday, May 20, 2013 4:12 PM  
**To:** Reader, Kirsten  
**Subject:** RE: TIF bills

Hi Kirsten:

I'll try and get it finished this week, but it depends on Joint Finance . . . I need to take care of budget amendments first. Thanks.

Marc

---

**From:** Reader, Kirsten  
**Sent:** Friday, May 17, 2013 2:35 PM  
**To:** Shovers, Marc  
**Subject:** RE: TIF bills

Hi, Marc:

Any idea on when we can expect a revised draft back?

Thanks!

Kirsten Reader  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-5840 / [Kirsten.Reader@legis.wisconsin.gov](mailto:Kirsten.Reader@legis.wisconsin.gov)

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**From:** Shovers, Marc  
**Sent:** Friday, May 03, 2013 2:49 PM

**To:** Reader, Kirsten  
**Subject:** RE: TIF bills

Hi Kirsten:

I don't have any questions yet. I'll let you know if I have questions about the redraft to LRB - 2083. I've given the TIF Light/Anti-Piracy request to Eric Mueller and asked him to contact you if he has any questions. Thanks.

Marc

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**From:** Reader, Kirsten  
**Sent:** Friday, May 03, 2013 12:08 PM  
**To:** Shovers, Marc  
**Subject:** RE: TIF bills

Hi, Marc:

I just wanted to check in on the TIF changes and bills I had sent in the below email to see if you had any questions/concerns.

Thanks!

Kirsten Reader  
Research Assistant  
Office of Representative Chad Weininger  
4<sup>th</sup> Assembly District  
125 West, State Capitol  
608-266-1184 / [kirsten.reader@legis.wisconsin.gov](mailto:kirsten.reader@legis.wisconsin.gov)

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**From:** Seeman, Kirsten  
**Sent:** Wednesday, April 24, 2013 12:27 PM  
**To:** Shovers, Marc  
**Subject:** TIF bills

Hi, Marc:

First, I apologize for taking so long to get back to you regarding the TIF anti-piracy questions, but I wanted the opportunity to talk with Rep. Weininger about all of our TIF bills, so I could get back to you on drafting them all.

#### TIF Light

We would like to draft a bill that allows for a TIF Light option with TIFs. This legislation would outline that a TIF Light could be half the life of a normal TIF, but could be expanded upon approval by the Joint Review Board. School districts would be left out of the equation, so it would just include technical, municipal and county. It would include the anti-piracy clause (further explained in next section). Would allow the municipality to go over 12%.

#### Anti-Piracy

The anti-piracy provision should be included in the TIF Light bill, as seen above, as well as with the eligible development expense, further explained below. In answer to your questions from email dated Apr. 16:

1. The definition of the region is the contiguous counties to the county in which the development will reside.
2. It comes down to jobs, Rep. Weininger wants there to be an increase in jobs, so they can do a relocation if there are new jobs.
3. The local municipality would determine whether there have been new jobs or not. If there is not a gain in jobs, the municipality from which the business left may file a complaint with DOR, the complaint can be

## Shovers, Marc

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**From:** Seeman, Kirsten  
**Sent:** Wednesday, April 24, 2013 12:27 PM  
**To:** Shovers, Marc  
**Subject:** TIF bills

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2 (In LRB-2083/P1, to clarify, on page 6, line 9 – does this mean that 80% would then be able to be used for administrative costs as opposed to 50%? *this doesn't have to do w/ admin costs - it's 45% allows an increase to the levy limit*

2 Under LRB-2083/1, we would also like to ensure that each year there needs to be a public hearing where the TID's budget and the annual report with grade is presented to the municipal body.

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Please let me know if there are further questions or concerns.

Thank you!

Kirsten Seeman  
Research Assistant  
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